

Cottonwood Heights Planning Department
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Memorandum

To: Cottonwood Heights Mayor and City Council

From: Michael A. Black, Planning Director
Greg Platt, Planner

Date: July 8, 2008

Subject: Report on City Planning Department and Building Department Activities for
June 2008

Current Planning Projects

By way of an update of current planning projects, we would like to report that we are currently reviewing 21 planning projects and finalizing 12 more.

The following list outlines the current development projects in the City. This list is inclusive of all developments currently being reviewed in the planning department.

| File Number | Name | Address |
|-------------|------|---------|
|-------------|------|---------|

District 1: Gordon Thomas

- | | | | |
|-------------|---|-----------------------------|--------------------------|
| 1. P-08-040 | - | Text Amendment to MU zone | |
| 2. P-07-009 | - | Woodbridge PUD | 7425 S. Creek Road |
| 3. P-07-035 | - | Clearwire Cell Tower CUP | 7050 S. Highland Drive |
| 4. P-07-052 | - | Kim's Acupuncture Site Plan | 1525 E. Fort Union Blvd. |
| 5. P-08-018 | - | Fort Union G.P. Amendment | 1620 E. Fort Union Blvd. |
| 6. P-08-034 | - | Highland G.P. Amendment | 6800. Highland Dr. |

District 2: Scott Bracken

- | | | | |
|-------------|---|--------------------------|-------------------------|
| 1. P-07-040 | - | Majestic Manor GP Amd | 7921 S. Highland Drive |
| 2. P-07-048 | - | Clearwire Cell Tower CUP | 2220 E. Bengal Blvd. |
| 3. P-08-033 | - | C. Heights Lookover | 2158 E. Cottonwood Cove |
| 4. P-08-041 | - | Flint Minor Subdivision | 2304 Lorita Way |

District 3: Don Antczak

- | | | | |
|-------------|---|--------------------------|------------------------|
| 1. P-07-051 | - | Clearwire Cell Tower CUP | 6340 S. 3000 E. |
| 2. P-07-054 | - | Big Cottonwood Creek Sub | 6600 S. 3000 E. |
| 3. P-08-003 | - | Blackstone Crossing CUP | 6710 S. Blackstone Rd. |

4. P-09-035 - Eagle Retreat Subdivision 7484 S. 2300 E.

District 4: Bruce Jones

1. P-07-004 - Sky Meadows Subdivision 3800 E. 8100 S.
2. P-07-047 - Little Willow Subdivision 8562 S. Little Willow Way
3. P-07-056 - Alta Hills G. P. Amendment 8575 S. Wasatch Blvd.
4. P-08-012 - Spectra Lot Line Adjustment 7559 S. Prospector Dr.
5. P-08-030 - Avalon Point PUD 8420 S. Wasatch Blvd.
6. P-08-036 - Wasatch Gates 7350 S. Wasatch Blvd.
7. P-08-039 - Berg Fence Variance 7092 Turnagain Cove

The following is a brief description of the current planning projects listed above:

District 1: Gordon Thomas

File: P-07-040

Name: Text Amendment to MU zone

Type of Application: Text Amendment

Address:

Size:

Lots:

Zoning: MU

Applicant: Jim Kane

Date of Application: 06/26/08

Contact: Greg

The applicant is requesting a change to the Mixed Use (MU) zone to allow for self-storage units. The applicant is presenting certain design elements to mitigate the detrimental effects of storage units' appearance.

File: P-07-009

Name: Woodbridge PUD

Type of Application: Conditional Use PUD

Address: 7425 S. Creek Road

Size: 7.3 Acres

Lots: 13

Zoning: RR-1-21

Applicant: Frank Linthorst

Date of Application: 03/08/07

Contact: Greg

The applicant is requesting a conditional use permit for the creation of a 13 lot PUD on 7.3 acres of property. The proposal would include a bridge over the Little Cottonwood Creek to access Creek Road. Staff performed a second review of the proposal in July 2007 and has not yet received corrected plans. The project has been presented to the ARC but has not been presented to the planning commission.

File: P-07-035

Name: Clearwire Cell Tower Conditional Use Permit

Type of Application: Conditional Use Permit for Roof Mounted Tower

Address: 7050 S. Highland Drive

Size:

Lots: 1

Zoning: CR

Applicant: Vinny Rowe for Clearwire US, LLC

Date of Application: 08/06/07

Contact: Greg

The proposed conditional use request is for the placement of wireless antenna equipment on top of an existing office building at 7050 South Highland Drive. Staff is currently waiting for developer revisions.

File: P-07-052

Name: Kim's Acupuncture

Type of Application: Conditional Use Permit Site Plan

Address: 1525 E. Fort Union Blvd.

Size:

Lots: 1

Zoning: NC

Applicant: Hyeonjoo Kim

Date of Application: 10/24/07

Contact: Greg

The applicant is requesting a conditional use site plan for the conversion of an existing home to a commercial building. The applicant has submitted a site plan and has received comments from staff. The applicant was directed by the ARC to make changes to the site plan with regard to the parking location. Staff is waiting for these changes. The applicant has stated their intent to withdraw this application, but has not yet done so.

File: P-08-018

Name: Fort Union General Plan Amendment

Type of Application: General Plan Amendment

Address: 1620 E. Fort Union Blvd.

Size:

Lots: 7

Zoning: R-1-8

Applicant: Curtis Nelson

Date of Application: 01/29/08

Contact: Greg

An application has been submitted for a request to amend the general plan for seven properties along Fort Union Boulevard between 1620 East and 1690 East. The request is to amend the general plan designation from low-density residential to neighborhood commercial. The application was presented to the planning

commission with a staff recommendation of RO but was given a recommendation for denial by the commission. A hearing was held before the City Council on May 27th, and is scheduled as an action item on June 10th.

File: P-08-034
Name: Highland General Plan Amendment
Type of Application: General Plan Amendment
Address: 6800 and 6814 S. Highland Dr.
Size: 0.6 acre
Lots: 2
Zoning: R-1-8
Applicant: McCown E. Hunt
Date of Application: 04/21/08
Contact: Greg

An application has been submitted for a request to amend the general plan for two properties along Highland Drive between La Cresta Dr. and 6850 South. The request is to amend the general plan designation from low-density residential to residential office.

District 2: Scott Bracken

File: P-07-040
Name: Majestic Manor General Plan Amendment
Type of Application: General Plan Amendment
Address: 7921 S. Highland Drive
Size: 1.25 Acres
Lots: 1
Zoning: RR-1-43
Applicant: Lynn Nielsen
Date of Application: 08/17/07
Contact: Greg

The application is for an amendment to the general plan map to change the designation from rural residential to residential office for property at 7921 S. Highland Drive. The applicant wishes to use the property as a reception center. The public hearing before the city council has been continued to July 2008 at the request of the applicant.

File: P-07-048
Name: Clearwire Cell Tower
Type of Application: Conditional Use Permit for Roof-mounted Equipment
Address: 2220 E. Bengal Blvd.
Size:
Lots: 1
Zoning: PF
Applicant: Vinny Rowe for Clearwire US, LLC

Date of Application: 09/04/07
Contact: Greg

The applicant is requesting a conditional use permit for the placement of roof-mounted cellular equipment on the roof of Brighton High School. Staff is currently waiting for corrections.

File: P-08-033
Name: Cottonwood Heights Lookover
Type of Application: Minor Subdivision
Address: 2158 Cottonwood Cove Ln.
Size: 5 acres
Lots: 7
Zoning: RR-1-43
Applicant: Allen Nielson
Date of Application: 30 April 2008
Contact: Greg

The applicant is requesting the subdivision of 5 acres into 7 lots. After an initial subdivision of 4 lots, 3 one-acre lots and 1 two-acre lot, a re-zone will be requested followed by another subdivision of the two-acre lot into 4 half-acre lots. The initial subdivision has been approved and the City is waiting on will-serve letters from Cottonwood Improvement District and Salt Lake City Public Utilities for approval signatures. The City is also waiting for the application for the re-zone to be submitted by the applicant.

File: P-08-041
Name: Flint Minor Subdivision
Type of Application: Minor Subdivision
Address: 2304 Lorita Way
Size: 1 Acre
Lots: 2
Zoning: RR-1-21
Applicant: Ivan and Martha Flint
Date of Application: 19 June 2008
Contact: Greg

The applicant is requesting the subdivision of 1 acre into 2 lots. Staff's initial review finds the application to be in compliance with City code. Currently the plan is being reviewed by Gilson and Unified Fire, after which an administrative hearing will be held.

File: P-08-037
Name: Canterbury Condominiums
Type of Application: PUD

Address: 2560 E. Canterbury Ln.
Size: 2.7 Acre
Lots: 28
Zoning: R-2-8
Applicant: Cabco Canterbury
Date of Application: 16 June 2008
Contact: Greg

The applicant is requesting that existing duplex apartments be converted to condominiums. The applicant is requesting the development be considered a PUD.

District 3: Don Antczak

File: P-07-051
Name: Clearwire Cell Tower
Type of Application: Conditional Use Permit for Roof-mounted Equipment
Address: 6340 South 3000 East
Size:
Lots: 1
Zoning: ORD
Applicant: Vinny Rowe for Clearwire US, LLC
Date of Application: 09/26/07
Contact: Greg

The applicant is requesting a conditional use permit for the installation of roof-mounted cellular equipment on an existing office building. Plans have been submitted to staff and staff has issued comments. Staff is currently waiting for a corrected submittal.

File: P-07-054
Name: Big Cottonwood Creek Associates Subdivision
Type of Application: Minor Subdivision
Address: 6600 S. 3000 E.
Size: 2.5 Acres
Lots: 2
Zoning: PF
Applicant: Big Cottonwood Creek Associates
Date of Application: 10/25/07
Contact: Greg

The applicants are requesting a minor subdivision for the eventual construction of a new building for the US Forest Service. The property is currently the UDOT property used for equipment storage. Staff is currently waiting to finalize the subdivision subsequent to a review of traffic and intersection layout issues.

File: P-08-003
Name: Blackstone Crossing

Type of Application: Conditional Use Permit
Address: 6710 S. Blackstone Road
Size: 0.91 Acres
Lots: 1
Zoning: CR
Applicant: Scott McDonald
Date of Application: 01/15/08
Contact: Greg

An application has been submitted to the City for a conditional use office and retail building at property located at 6710 S. Blackstone Road. The Planning Commission approved the Conditional Use Permit on June 4th.

File: P-08-035
Name: Eagle Retreat Subdivision
Type of Application: Minor Subdivision
Address: 7484 S. 2300 East
Size: 0.72 Acres
Lots: 7
Zoning: R-2-8
Applicant: Wolfgang Uhrhahn
Date of Application: 05/21/08
Contact: Greg

An application has been submitted to the City for a minor subdivision of lots. There are 6 total units of twin homes plus accessory buildings located on three lots. This subdivision will result in the division of lots so that each individual home will have its own legally divided lot. The applicant has submitted a revised plan which is currently being reviewed.

District 4: Bruce Jones

File: P-07-004
Name: Sky Meadows Subdivision
Type of Application: Conditional Use PUD
Address: 3800 E. 8100 S.
Size: 84.46 Acres
Lots: 90
Zoning: F-1-43, F-1-21, F-20
Applicant: Mike Olsen, Larry Walker
Date of Application: 01/31/07
Contact: Michael

We have received new plans as of 06/02/08 and, due to the density request of the developer, the application will require a zone change. A public hearing has been scheduled for July 16th to discuss the requested zone change.

File: P-07-047
Name: Little Willow Subdivision
Type of Application: Minor Subdivision and Plat Amendment
Address: 8562 S. Little Willow Circle
Size: 0.69 Acres
Lots: 2
Zoning: R-1-8
Applicant: Joe Salisbury
Date of Application: 08/31/07
Contact: Greg

The applicant is requesting a minor subdivision and plat amendment for the creation of a two lot subdivision at 8562 S. Little Willow Circle. Staff has issued a review and has stated that there are several elements of the proposal that do not meet standards required in the Cottonwood Heights ordinance. A letter was sent to the applicant requesting an update to the proposal in September 2007. The application has been sent back to the applicant because of lack of progress or communication since September 2007.

File: P-07-056
Name: Alta Hills General Plan Amendment
Type of Application: Applicant Initiated Request for General Plan Amendment
Address: 8575 S. Wasatch Blvd.
Size: 1.47 Acres
Lots: 5
Zoning: R-1-8
Applicant: Mark Neff
Date of Application: 11/15/07
Contact: Greg

The applicant has submitted a request for an amendment to the Cottonwood Heights general plan with regard to five properties at approximately 8575 S. Wasatch Blvd. The applicant would like to amend the general plan for these properties from the low-density residential designation to the medium-density residential designation. The property is currently zoned as R-1-8 and the general plan designation change would allow this or a subsequent applicant to apply for the R-2-8 zone. The requested was given a recommendation of denial by the commission on March 19, 2008. The applicant has decided to modify the request and the application will be taken to the Planning Commission again once he has resubmitted the request.

File: P-08-012
Name: Spectra Lot Line
Type of Application: Lot Line Adjustment
Address: 7559 S. Prospector Drive
Size: 1.0 Acres
Lots: 2
Zoning: R-1-8
Applicant: Charlie Moore

Date of Application: 01/16/08
Contact: Greg

The applicant has submitted new legal descriptions for a requested lot line adjustment at the above mentioned property. There are currently two lots each with either significant slope or significant faults running through the properties. The lot line adjustment is proposed to create lots with more appropriate buildable area. Staff has issued a review with the necessary changes to the legal descriptions and is currently waiting for the changes.

File: P-08-030
Name: Avalon Point PUD
Type of Application: Conditional Use Planned Unit Development
Address: 8420 S. Wasatch Blvd.
Size: 4.78 Acres
Lots: 18
Zoning: R-1-8
Applicant: Jaime Adams
Date of Application: 03/08/08
Contact: Greg

An application for an 18 unit planned unit development has been submitted for property at 8420 S. Wasatch Blvd. The applicants are proposing the PUD on just less than 5 acres of property with primary access from Wasatch Blvd. The applicants have been in contact with UDOT for access issues on Wasatch Blvd. The application will be presented to the City's Architectural Review Commission on July 17th, pending the full submittal of appropriate documents.

File: P-08-034
Name: Wasatch Gates
Type of Application: Rezone to Mixed Use
Address: 7350 S. Wasatch Blvd.
Size: 10.9 Acres
Lots: 28
Zoning: CR
Applicant: Gary Harrison
Date of Application: 05/28/08
Contact: Greg

An application for rezoning of a lot has been submitted for property at 7350 S. Wasatch Blvd. (Canyon Racquet Club). Currently the zoning on the property is CR – Regional commercial, and the applicant is requesting a change to MU – Mixed Use. A public hearing was held on July 2nd and has been continued until August 6th. Notice of the continuance of the public hearing has been mailed to property owners within 1000 feet.

File: P-08-039
Name: Berg Fence Variance
Type of Application: Fence Variance
Address: 7092 Turnagain Cove
Size: 0.18 acre
Lots: 1
Zoning: R-1-6
Applicant: Shirley and Jennifer Berg
Date of Application: 07/03/2008
Contact: Greg

The applicant is requesting a variance to allow for an 8 foot fence along part of the rear property. An administrative hearing will be scheduled for July 15th.

Long Range Planning Projects in Progress

1. City Center Master Plan – amenities programming and RFP
2. Incentive Zoning – to be brought up with the PC in the near future
3. Prospector Ridge Trailhead
4. Conditional Uses – still reviewing compatible conditional uses
5. Supplementary and Qualifying Regulations Ordinance Revisions – city initiated update of chapter 19.76 of the zoning ordinance
6. Amendments and Rezoning Ordinance Revisions – city initiated update of chapter 19.90 of the zoning ordinance updating noticing and other procedures to be consistent with LUDMA

Architectural Review Commission Projects

1. City Center
2. Avalon Point PUD
3. Self-Storage Text Amendment

Board of Adjustment Projects

1. Wasatch Office Appeal

Other Projects

1. Standards and Specifications Manual

Projects in Finalization

The following projects have been granted preliminary approval and are working toward final approval:

- | | | | | |
|----|----------|---|----------------------------|----------------------------------|
| 1. | P-06-024 | - | Danish Heights PUD | 2750 Creek Rd. |
| 2. | P-06-028 | - | Flack Dev't Lot Line | 8479 S. Danish Road |
| 3. | P-07-008 | - | Cabco Flag Lot Subdivision | 3509 E. Big Cottonwood Canyon Rd |
| 4. | P-07-010 | - | Wasatch Acres Condo Plat | 8572 S. Wasatch Blvd. |
| 5. | P-07-046 | - | Antczak Park Flag Lot | 1820 E. 7200 S. |

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|-----|----------|---|-------------------------|----------------------------|
| 6. | P-07-031 | - | Willow Creek Villas PUD | 2725 E. Creek Rd. |
| 7. | P-06-019 | - | Menlove Subdivision | 8076 S. Danish Road |
| 8. | P-07-023 | - | Horsley Flag Lot | 6950 S. Sunrise Hills Cir. |
| 9. | P-05-015 | - | Wasatch Office Complex | 7755 S. Wasatch Blvd. |
| 10. | P-07-055 | - | Target Remodel | 7025 S. Park Centre Drive |
| 11. | P-08-027 | - | Surety Inv. Zone Change | 6753 S. 1300 E. |
| 12. | P-08-001 | - | Oliphant Flag Lot Sub. | 6561 S. 2300 E. |
| 13. | P-08-028 | - | Innsbrooke Flag Lot | 6540 S. 2300 E. |
| 14. | P-08-026 | - | Kucera Variance | 3424 E. Hidden Oaks Dr. |